



City of El Paso – City Plan Commission Staff Report

Case No: SULD-00001 Emerald Heights Development
Application Type: Land Study
CPC Hearing Date: October 5, 2017
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: South of Eastlake and West of Peyton
Acreage: 185.48
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Proposed Zoning: ETJ (Extraterritorial Jurisdiction)
Nearest Park: Three parks proposed within the land study (8.21 acres)
Nearest School: Eastlake High School (across the street)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Northtowne Village Joint Venture
Applicant: Bowling Enterprise, LLC.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial Jurisdiction) / Vacant
South: ETJ (Extraterritorial Jurisdiction) / Elementary School
East: ETJ (Extraterritorial Jurisdiction) / High School
West: ETJ (Extraterritorial Jurisdiction) / Residential Development

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes a land study for 185.48 acres of land located in the Extraterritorial Jurisdiction. The land study area is predominantly single-family residential with lot sizes ranging from 5,000 to 6000 square feet. Access to the subdivision will be from Peyton and Rojas. The following land uses are proposed:

- 726 single-family residential units within 156.85 acres.
- 1 commercial site within 11.31 acres
- 3 ponding areas within 9.11 acres
- 3 park sites totaling 8.21

The land study does provide a phasing plan and is slated for completion in 2022. This land study is being reviewed under the current subdivision code.

EXCEPTIONS/MODIFICATIONS REQUESTED

The applicant is requesting the following exceptions pursuant to Section 19.10.050 (Roadways participation policies) and Section 19.15.080 (Street Length):

- To allow Rojas Drive to remain as 78' right-of-way with 24' paved lanes, 12' raised median, 4' parkways, and 5' sidewalks
- To allow Emerald Pass to remain as 80' right-of-way with 24' paved lanes, 14' raised median, 4' parkways, and 5' sidewalks

This development is located within the City of El Paso's ETJ. The applicant's proposal to install 4 ft. landscape along Rojas and Emerald Pass will be in character with area as this was a requirement from the County of El Paso.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends approval of Emerald Heights Development Land Study.

Planning Division Recommendation:

Staff recommends approval of the Emerald Heights Development Land Study.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. The commercial lot abutting Eastlake Blvd., was originally planned as a residential development and was proposed to discharge into the adjacent pond; need to verify that when the pond is enlarged it will hold the developed run-off for a 100-yr. storm event.
2. At the improvement plan stage, protect the subject property from storm-water runoff from the adjacent terrain and vice versa. However, the existing watercourse needs to be conveyed through the subdivision and allowed to continue its path.
3. The street reduction variance from 60' to 54' is allowed provided the street carrying capacities are met as per the DDM.
4. The land study and subdivision improvement plans must comply with Section 5.2.1 of the DDM. All storm-water runoff from proposed development and its surrounding land areas shall not exceed any of the street carrying capacities. Storm-sewer systems shall be extended to reduce surface flow depths.

Capital Improvement Department - Parks

We have reviewed **Emerald Heights Development Revised Land Study** and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this Land Study is composed of **726** Residential lots, one **11.31 acre** commercial lot, and includes **3 "Park sites"** for a total of **8.21 acres** of "Parkland"; per City Standards a **total of 7.26 acres of "Parkland"** and **\$11,310.00** in "Park fees" would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees".

El Paso Water

EPWater does not object to this request.

The proposed Land Study is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

El Paso County

1. The subdivision shall comply with "Appendix 3: Alternative Subdivision Design Standards" of the County Subdivision Regulations.
2. The entire ROW for Emerald Pass Avenue should be within the subdivision boundary and fully constructed as was done in the abutting subdivision to the west (Mission Ridge Unit 2). The property abutting the north side is planned to remain open-space and not developed, per the Paseo Del Este Master Plan.
3. Emerald Pass Avenue and the other two local streets should be extended through the El Paso Electric Company ROW to provide connectivity to Mission Ridge Unit 2.
4. Emerald Pass Avenue should continue the similar cross-section from Mission Ridge Unit Two (four lanes divided minor arterial with a raised landscaped median and 4' parkways). Variance from County Subdivision Regulations will be required for an 80' ROW to accommodate four 12' driving lanes.

Sun Metro

Does not oppose this request.

El Paso Fire Department

Land study is outside city limits. No comments at this time.

Central Appraisal District

No comments received.

El Paso County 911 District

No comments received.

Additional Requirements and General Comments:

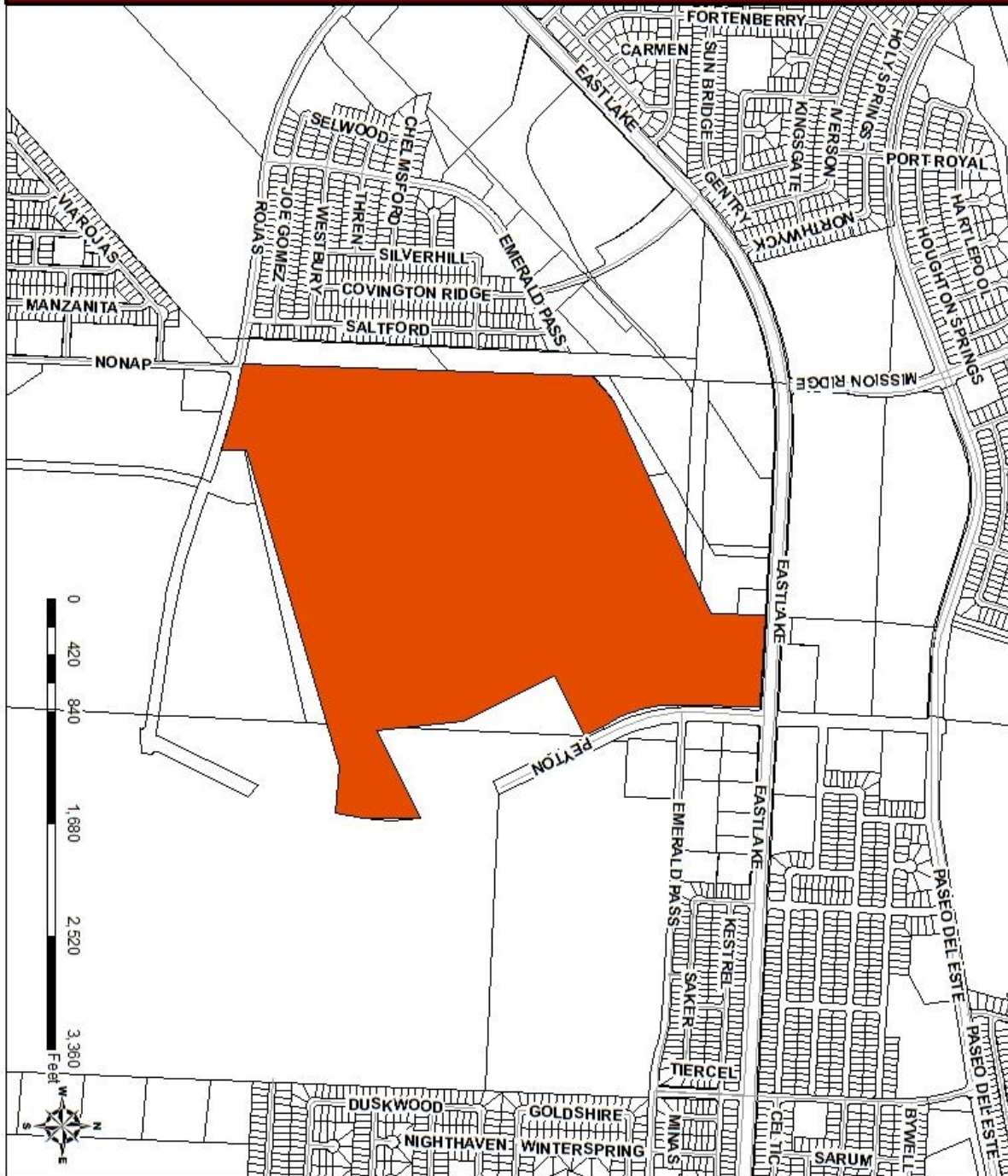
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Pursuant to Section 19.15.080-Street Length, verify that all proposed block perimeters are less than 2400’.

Attachments

1. Location map
2. Aerial map
3. Land Study
4. Exception request
5. Application

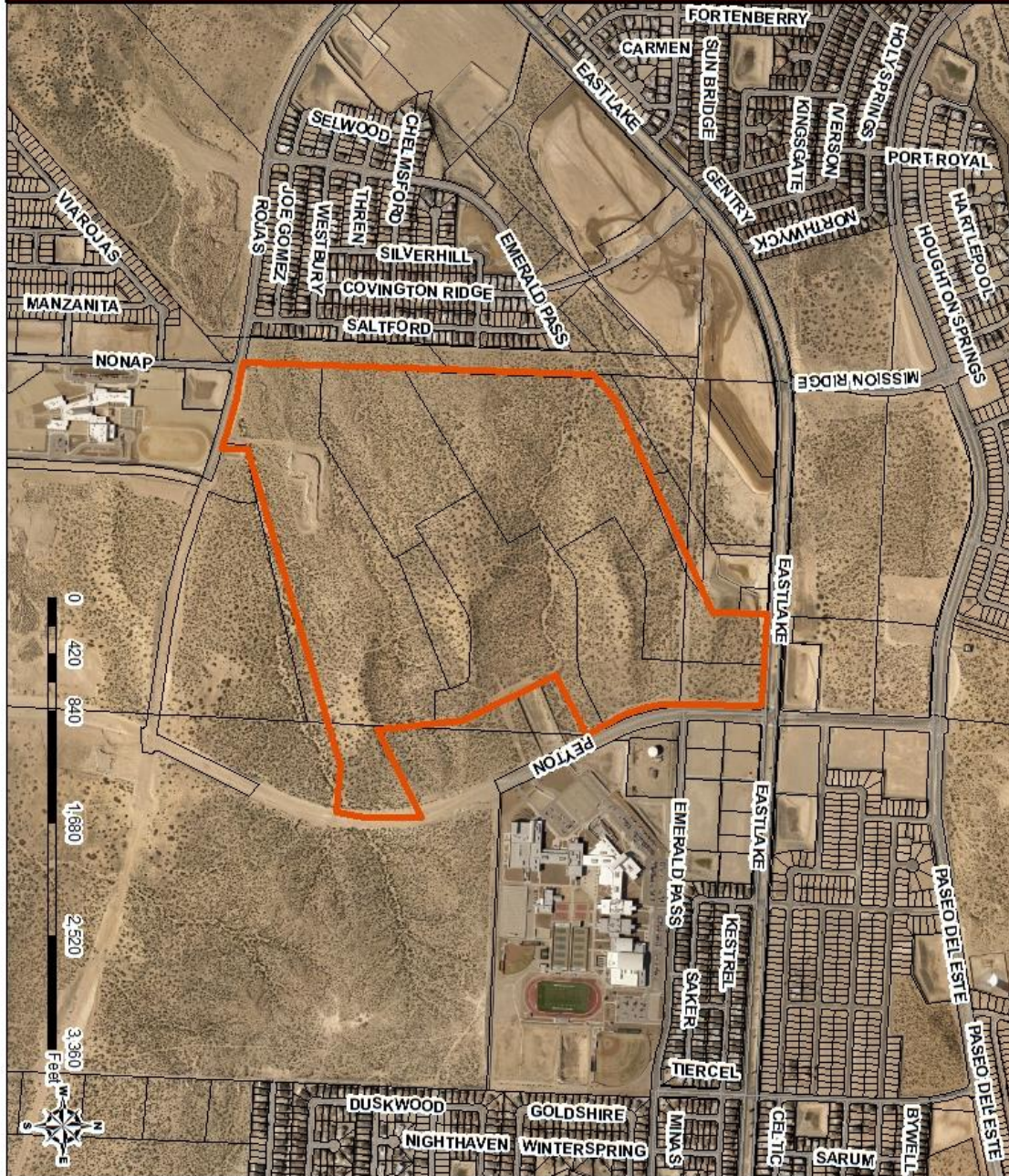
ATTACHMENT 1

Emerald Heights Development Land Study

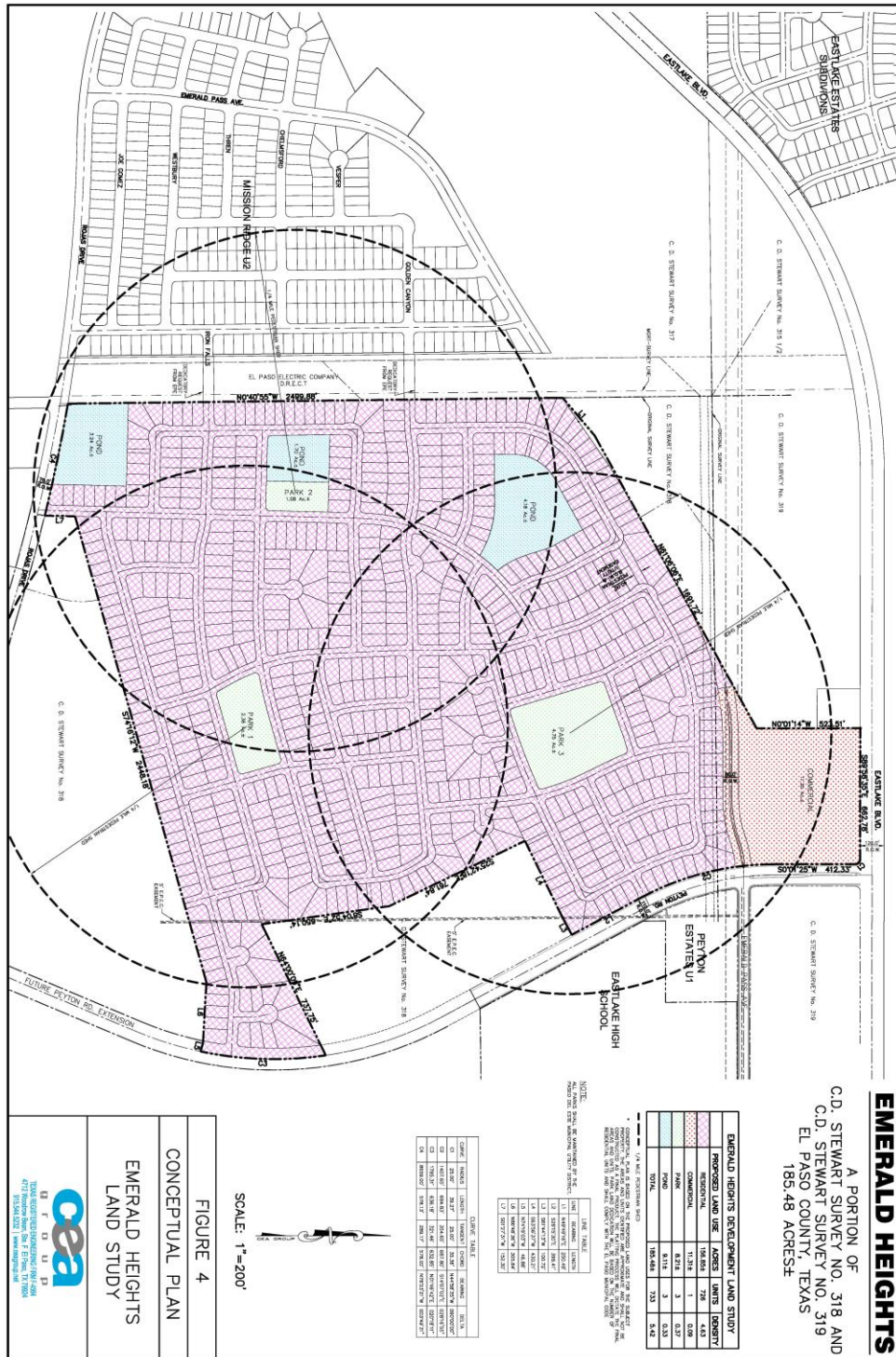


ATTACHMENT 2

Emerald Heights Development Land Study



ATTACHMENT 3



ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

September 26, 2017

City of El Paso-Planning and Inspections Department
811 Texas Avenue
El Paso, Texas 79901

Attention: Ms. Armida Martinez

Reference: Emerald Heights Land Study – Modification Letter

Dear Ms. Martinez:

On behalf of the Developer for the above referenced development, we are requesting the following exceptions to the subdivision regulations.

Exception No. 1: City Municipal Code 19.15.110-54-foot Roadway

This exception shall consist of a 54-foot roadway cross-sections with (2) 17-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Exception No. 2: City Municipal Code 19.15.110-78-foot Roadway-Rojas Drive

This exception shall consist of a 78-foot roadway cross-sections with (2) 24-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (1) 12-foot raised landscape median, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Exception No. 3: City Municipal Code 19.15.110-80-foot Roadway-Emerald Pass

This exception shall consist of a 80-foot roadway cross-sections with (2) 24-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (1) 14-foot raised landscape median, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Exception No. 4: City Municipal Code 19.15.080-Block Lengths

This exception shall consist allowing block lengths to exceed the 2,400 linear feet due to topographic constraints.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the printed name.

Jorge L. Azcarate, P.E.
Project Manager

I-2000-198.am.cep-modification request 9-26-17
Ac/Ac

engineers • architects • planners

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR LAND STUDY APPROVAL

DATE: 4-24-17 FILE NO. SULD17-00001

SUBDIVISION NAME: Emerald Heights

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of C.D. Stewart Survey No. 318 and C.D. Stewart Survey No. 319
El Paso County, Texas
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>113.46</u>	<u>734</u>	Office		
Duplex			Street & Alley	<u>43.39</u>	<u>26</u>
Apartment			Ponding & Drainage	<u>9.11</u>	<u>3</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>8.21</u>	<u>3</u>			
School					
Commercial	<u>11.31</u>	<u>1</u>	Total No. Sites		<u>767</u>
Industrial			Total (Gross) Acreage	<u>185.48</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Street sheet flow to proposed storm inlets and underground storm sewer systems to discharge to proposed retention basins
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception
See attached variance request letter.
9. Remarks and/or explanation of special circumstances: N/A
10. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

11. Owner of record Northtowne Village Joint Venture 4712 Woodrow Bean, Ste. A El Paso Texas 79924 (915) 757-1827
(Name & Address) (Zip) (Phone)
12. Developer Bowling Enterprises, LLC. 4712 Woodrow Bean, Ste. A El Paso Texas 79924 (915) 757-1827
(Name & Address) (Zip) (Phone)
13. Engineer CEA Group 4712 Woodrow Bean, Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085